

**ARIZONA CORPORATION COMMISSION**  
**UTILITIES DIVISION**

**ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY**

B

**RECEIVED**

W-02195A  
Bonita Creek Land & Home Owners Association  
% ~~Fred Washburn~~  
HC 7, Box ~~227~~ 271R  
Payson AZ 85541

MAR 31 2005

AZ Corporation Commission  
Director Of Utilities

**ANNUAL REPORT**

**FOR YEAR ENDING**

12	31	2004
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FOR COMMISSION USE

ANN04	04
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**COMPANY INFORMATION**

**Company Name (Business Name)** BONITA CREEK LAND & HOMEOWNERS ASSOC.  
BONITA CREEK WATER CO.

**Mailing Address** Hc 7 Box 271R  
(Street)

Payson AZ 85541  
(City) (State) (Zip)

928-474-3109 928-468-0405 \_\_\_\_\_  
Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

**Email Address** LINDAS@PRESENCEKNOWN.COM

**Local Office Mailing Address** N/A.  
(Street)

\_\_\_\_\_  
(City) (State) (Zip)

Local Office Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

**Email Address** \_\_\_\_\_

**MANAGEMENT INFORMATION**

**Management Contact:** HARRY VIEZENS WATER DIRECTOR  
(Name) (Title)

Lot #6 MYRTLE POINT TRAIL  
Hc 7 Box 271R Payson AZ 85541  
(Street) (City) (State) (Zip)

928-468-0306 928-468-0307 N/A  
Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

**Email Address** NONE

**On Site Manager:** JOHN GOULLETTE  
BURNT POINT TRAIL LOT 1 (Name)

Hc 7 Box 276K Payson AZ 85541  
(Street) (City) (State) (Zip)

928-978-2163 \_\_\_\_\_  
Telephone No. (Include Area Code) Fax No. (Include Area Code) Pager/Cell No. (Include Area Code)

**Email Address** N/A

Please mark this box if the above address(es) have changed or are updated since the last filing.

COMPANY NAME  
 BONITA CREEK LAND & HOMEOWNER ASSOC. BONITA CREEK WATER

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization	207		207
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements	4225	2,875	1,350.
307	Wells and Springs			
311	Pumping Equipment	2,291	491	1,800.
320	Water Treatment Equipment	6,637	3,444	3,193.
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains	580	353	227
333	Services			
334	Meters and Meter Installations	1,553	1,049	504
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment	35	13	22
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	433	161	272
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	734	87	647
	<b>TOTALS</b>	<b>16,695</b>	<b>8,473</b>	<b>8,222</b>

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME

*BONITA CREEK LAND & HOMEOWNERS ASSOC. - BONITA WATER CO.*

**CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR**

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization	207	N/A	
302	Franchises			
303	Land and Land Rights			
304	Structures and Improvements	4,225	.05	211
307	Wells and Springs			
311	Pumping Equipment	2,291	.05	115
320	Water Treatment Equipment	6,637	.05	332
330	Distribution Reservoirs and Standpipes			
331	Transmission and Distribution Mains	580	.05	29
333	Services			
334	Meters and Meter Installations	1,553	.05	78
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment	35	.05	2
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment	433	.05	22
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant	734	.05	37
	<b>TOTALS</b>	<b>16,695</b>		<b>826</b>

This amount goes on the Comparative Statement of Income and Expense  
Acct. No. 403.

COMPANY NAME

BONITA CREEK LANDS HOMEOWNERS ASSOC - BONITA CREEK WATER CO,

**BALANCE SHEET**

Acct .No.	ASSETS	BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	<b>CURRENT AND ACCRUED ASSETS</b>		
131	Cash	\$ 424	\$ 5,295
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable		
146	Notes/Receivables from Associated Companies		
151	Plant Material and Supplies		
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		4,000
	<b>TOTAL CURRENT AND ACCRUED ASSETS</b>	\$ 424	\$ 9,295
	<b>FIXED ASSETS</b>		
101	Utility Plant in Service	\$ 16,455	\$ 16,695
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation -- Utility Plant	7,709	\$,473
121	Non-Utility Property		
122	Accumulated Depreciation -- Non Utility		
	<b>TOTAL FIXED ASSETS</b>	\$ 8,746	\$ 8,222
	<b>TOTAL ASSETS</b>	\$ 9,170	\$ 17,517

NOTE: The Assets on this page should be equal to Total Liabilities and Capital on the following page.

COMPANY NAME  
 BONITA CREEK LAND & HOMEOWNERS ASSOC. - BONITA WATER CO.

**BALANCE SHEET (CONTINUED)**

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits		
236	Accrued Taxes		
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities	- 0 -	4,000
	<b>TOTAL CURRENT LIABILITIES</b>	\$	\$
<b>LONG-TERM DEBT (Over 12 Months)</b>			
224	Long-Term Notes and Bonds	\$ 995	\$ 382
<b>DEFERRED CREDITS</b>			
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	<b>TOTAL DEFERRED CREDITS</b>	\$	\$
	<b>TOTAL LIABILITIES</b>	\$ 995	\$ 4,382
<b>CAPITAL ACCOUNTS</b>			
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)	8,175	13,135
	<b>TOTAL CAPITAL</b>	\$ 8,175	\$ 13,135
	<b>TOTAL LIABILITIES AND CAPITAL</b>	\$ 9,170	\$ 17,517

COMPANY NAME

BORITA CREEK LAND &amp; HOMEOWNERS ASSOC. - BORITA WATER CO.

**COMPARATIVE STATEMENT OF INCOME AND EXPENSE**

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 12,776	\$ 19,178
460	Unmetered Water Revenue		
474	Other Water Revenues		
	<b>TOTAL REVENUES</b>	\$ 12,776	\$ 19,178
	<b>OPERATING EXPENSES</b>		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	915	510
618	Chemicals	271	255
620	Repairs and Maintenance	2,016	935
621	Office Supplies and Expense	1,784	583
630	Outside Services	7,593	6,970
635	Water Testing	220	250
641	Rents	80	112
650	Transportation Expenses	490	480
657	Insurance - General Liability	2,362	2,575
659	Insurance - Health and Life		
666	Regulatory Commission Expense - Rate Case		
675	Miscellaneous Expense		
403	Depreciation Expense	174	179
408	Taxes Other Than Income		
408.11	Property Taxes	698	720
409	Income Tax	- 0 -	115
	<b>TOTAL OPERATING EXPENSES</b>	\$ 15,603	\$ 13,684
	<b>OPERATING INCOME/(LOSS)</b>	\$ (2,827)	\$ 5,494
	<b>OTHER INCOME/(EXPENSE)</b>		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income	2,020	- 0 -
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense	36	37
	<b>TOTAL OTHER INCOME/(EXPENSE)</b>	\$ 1,984	\$ (37)
	<b>NET INCOME/(LOSS)</b>	\$ (843)	\$ 5,457

COMPANY NAME  
BONITA CREEK LAND & HOMEOWNERS ASSOC. - BONITA WATER CO.

**SUPPLEMENTAL FINANCIAL DATA**  
**Long-Term Debt**

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued	12/01/1998			
Source of Loan	W.F.A			
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$ 2968	\$	\$	\$
Amount Outstanding	\$ 382	\$	\$	\$
Date of Maturity	9/1/2005			
Interest Rate	3.92%	%	%	%
Current Year Interest	\$ 37	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End      \$ 1,277 (2003)

Meter Deposits Refunded During the Test Year      \$ 180 (2003)

COMPANY NAME BOVITA CREEK LAND & HOMEOWNERS ASSOC. - BOVITA WATER CO.

**WATER COMPANY PLANT DESCRIPTION**

**WELLS**

ADWR ID Number*	Pump Horsepower	Pump Yield (gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
	N/A					

\* Arizona Department of Water Resources Identification Number

**OTHER WATER SOURCES**

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)
SPRING FED CREEK	APPRX 300 GPM 1200 ACRES/FT/YR	

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
1 3/4	1	N/A	
STANDBY 5:			
1 3/4	1		
1 1/2	1		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
10,000 GAL.	1	N/A	

COMPANY NAME

BONITA CREEK LAND & HOMEOWNERS ASSOC - BONITA WATER Co.

**WATER COMPANY PLANT DESCRIPTION (CONTINUED)**

**MAINS**

Size (in inches)	Material	Length (in feet)
2	PVC & STEEL	
3	PVC & STEEL	
4		
5		
6		
8		
10		
12		

**CUSTOMER METERS**

Size (in inches)	Quantity
5/8 X 3/4	41
3/4	N/A
1	N/A
1 1/2	N/A
2	N/A
Comp. 3	N/A
Turbo 3	N/A
Comp. 4	N/A
Turbo 4	N/A
Comp. 6	N/A
Turbo 6	N/A

For the following three items, list the utility owned assets in each category.

TREATMENT EQUIPMENT:

CHEMICAL PROPORTIONING PUMPS (2) ALUM & SODIUM HYPOCHLORITE  
 2 PRESSURE FILTERS (MIXED MEDIA - SAND)  
 PRODUCTION METER 1 1/2"  
 HACH TURBID. METER 1720C  
 ULTRA VIOLET LAMP  
 UV TESTER

STRUCTURES:

WATER TREATMENT PLANT BUILDING WITH CHEMICAL STORAGE  
 CHEMICAL FILTERS  
 10,000 GAL STEEL STORAGE TANK  
 1 3/4 Hp Sump pump (20.6PM)

OTHER:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COMPANY NAME: BONITA CREEK LAND & HOMEOWNERS ASSOC. BONITA WATER CO.

**WATER USE DATA SHEET BY MONTH FOR CALENDAR YEAR 2004**

MONTH	NUMBER OF CUSTOMERS	GALLONS SOLD	GALLON PUMPED (Thousands)
JANUARY	40	40,961	52,440
FEBRUARY	41	45,739	62,880
MARCH	41	26,064	37,080
APRIL	41	46,730	66,600
MAY	41	66,734	109,920
JUNE	41	115,319	126,240
JULY	41	81,479	107,760
AUGUST	41	78,084	99,120
SEPTEMBER	41	107,596	134,640
OCTOBER	41	44,700	57,000
NOVEMBER	41	33,468	48,840
DECEMBER	41	33,559	49,920
	TOTAL	<b>NA</b>	952,440

Is the Water Utility located in an ADWR Active Management Area (AMA)?

( ) Yes                      (X) No

Does the Company have an ADWR Gallons Per Capita Per Day (GPCPD) requirement?

( ) Yes                      (X) No

If yes, provide the GPCPD amount:           N/A          

What is the level of arsenic for each well on your system.           N/A           mg/l  
 (If more than one well, please list each separately.)

*Note: If you are filing for more than one system, please provide separate data sheets for each system.*

COMPANY NAME BONITA CREEK WATER CO. YEAR ENDING 12/31/2004

**PROPERTY TAXES**

Amount of actual property taxes paid during Calendar Year 2004 was: \$ 720.00

Attach to this annual report proof (e.g. property tax bills stamped "paid in full" or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. \_\_\_\_\_

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COMPANY NAME BOWITA CREEK WATER Co.

YEAR ENDING 12/31/2004

**INCOME TAXES**

For this reporting period, provide the following:

Federal Taxable Income Reported \_\_\_\_\_  
Estimated or Actual Federal Tax Liability \_\_\_\_\_

State Taxable Income Reported \_\_\_\_\_  
Estimated or Actual State Tax Liability \_\_\_\_\_

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances \_\_\_\_\_  
Amount of Gross-Up Tax Collected \_\_\_\_\_  
Total Grossed-Up Contributions/Advances \_\_\_\_\_

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

**CERTIFICATION**

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

\_\_\_\_\_  
**SIGNATURE**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PRINTED NAME**

\_\_\_\_\_  
**TITLE**

**VERIFICATION  
AND  
SWORN STATEMENT  
Intrastate Revenues Only**

**RECEIVED**

MAR 31 2005

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

AZ Corporation Commission  
Director Of Utilities

COUNTY OF (COUNTY NAME) <u>GILA</u>
NAME (OWNER OR OFFICIAL) TITLE
COMPANY NAME <u>RONITA CREEK WATER CO.</u>

**DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION**

**FOR THE YEAR ENDING**

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2004 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)
\$ <u>20,806.96</u>

(THE AMOUNT IN BOX ABOVE INCLUDES \$ 1,628.93 IN SALES TAXES BILLED, OR COLLECTED)

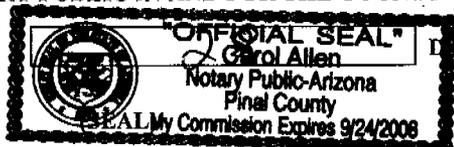
\*\*REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)

[Signature] TREASURER  
SIGNATURE OF OWNER OR OFFICIAL  
928 434-3109  
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS



DAY OF

COUNTY NAME	<u>Gila-Pinal</u>
MONTH	<u>March-28</u> 20 <u>05</u>

[Signature]  
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 9/24/2008

**VERIFICATION  
AND  
SWORN STATEMENT  
RESIDENTIAL REVENUE  
INTRASTATE REVENUES ONLY**

**RECEIVED**

MAR 31 2005

AZ Corporation Commission  
Director Of Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) <p style="text-align: center; font-size: 1.2em;">GILA</p>	
NAME (OWNER OR OFFICIAL) <p style="font-size: 1.2em;">HARRY VIEZENS</p>	TITLE <p style="font-size: 1.2em;">WATER COMMISSIONER</p>
COMPANY NAME <p style="font-size: 1.2em;">BOVITA CREEK WATER CO.</p>	

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2004

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

**SWORN STATEMENT**

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2004 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES  <p style="font-size: 1.5em; text-align: center;">\$ 20,806.96</p>
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(THE AMOUNT IN BOX AT LEFT INCLUDES \$ 1,628.93 IN SALES TAXES BILLED, OR COLLECTED)

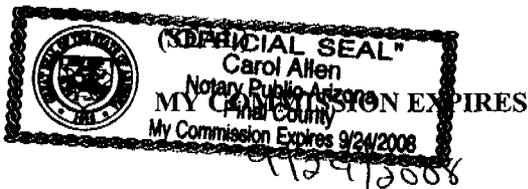
\*RESIDENTIAL REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED.

HARRY VIEZENS  
SIGNATURE OF OWNER OR OFFICIAL

928-411-1111  
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME  
A NOTARY PUBLIC IN AND FOR THE COUNTY OF  
THIS 28 DAY OF

NOTARY PUBLIC NAME <p style="font-size: 1.2em;">Carol Allen</p>	
COUNTY NAME <p style="font-size: 1.2em;">Pinal</p>	
MONTH <p style="font-size: 1.2em;">March</p>	YEAR <p style="font-size: 1.2em;">2005</p>



x Carol Allen  
SIGNATURE OF NOTARY PUBLIC

## FINANCIAL INFORMATION

Attach to this annual report a copy of the companies' year-end (Calendar Year 2004) financial statements. If you do not compile these reports, the Utilities Division will supply you with blank financial statements for completion and filing. **ALL INFORMATION MUST BE ARIZONA-SPECIFIC AND REFLECT OPERATING RESULTS IN ARIZONA.**

2:03 PM  
03/26/05  
Accrual Basis

**Bonita Water Company**  
**Profit & Loss**  
January through December 2004

	Jan - Dec 04
<b>Ordinary Income/Expense</b>	
Income	
Water Sales	20,806.96
<b>Total Income</b>	<u>20,806.96</u>
<b>Gross Profit</b>	20,806.96
Expense	
Bank Service Charges	88.00
Chemicals	254.69
Depreciation Expense	819.00
Equipment Rental	112.50
Insurance	2,575.00
Interest Expense	
Loan Interest	36.85
<b>Total Interest Expense</b>	36.85
Miscellaneous	28.00
Office Supplies and Expense	466.50
Outside Services	
Operations-Contract	6,969.60
<b>Total Outside Services</b>	6,969.60
Property Tax	720.47
Purchased Power	510.27
Repairs and Maintenance	
Parts	540.82
Repairs and Maintenance - Other	393.75
<b>Total Repairs and Maintenance</b>	934.57
Revenue Use Tax	1,628.93
State Income Tax	115.18
Transportation-Fuel	480.00
Water Testing	250.00
<b>Total Expense</b>	<u>15,989.56</u>
<b>Net Ordinary Income</b>	4,817.40
<b>Other Income/Expense</b>	
Other Expense	
Homeowner's Assoc.	0.00
<b>Total Other Expense</b>	<u>0.00</u>
<b>Net Other Income</b>	0.00
<b>Net Income</b>	<u><u>4,817.40</u></u>